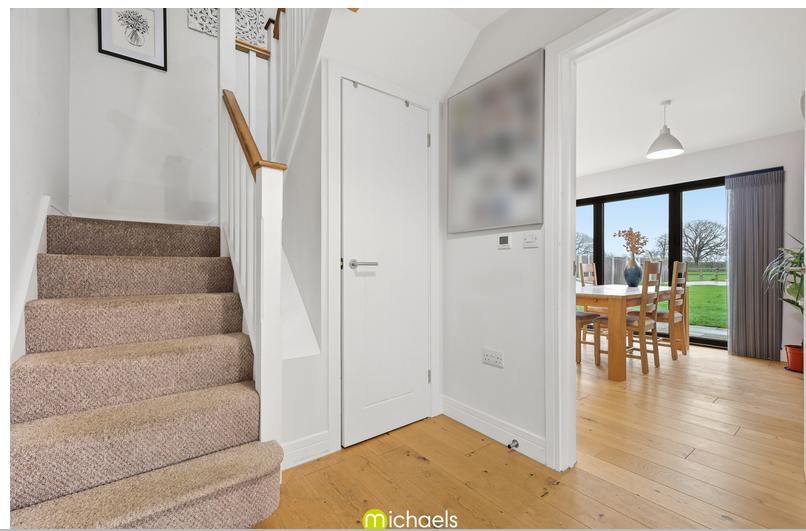




- Chain Free
- Semi Rural Position
- Generous Garden
- Ample Off Road Parking
- Garage
- Four Bedrooms
- Living Room With Log Burner
- Spacious Kitchen/Diner

**Acorns, St Marys Road, Great Bentley,  
Colchester, Essex. CO7 8NN.**

A beautifully presented and well kept family home in this sought after village position within reach of Great Bentley train station with direct links to London Liverpool Street in around 80 minutes. This fabulous modern home sits in a generous plot backing on to farmland and is built to wonderful specification including oak flooring, underfloor heating, bay window, log burner, Bi-Fold door, Stone kitchen worktops and breakfast bar. Room highlights include: Living Room, kitchen/diner, utility room, cloakroom, four bedrooms, family bathroom, en-suite bathroom, garage, garden and ample parking. Offer chain free with viewing recommended.



# Property Details.

## Ground Floor

### Entrance Hall

Engineered Oak flooring with heating under, stairs rising to first floor, storage cupboard and doors leading to:

### Living Room



21' 0" x 11' 11" (6.40m x 3.63m) Box bay window to front, chimney with inset log burning stove, engineered oak floor with heating under.

### Kitchen/Dining Room



21' 0" x 12' 0" (6.40m x 3.66m) Bi-Fold to rear leading to garden, window to rear, engineered Oak flooring with heating under, a stylish range of fitted units and drawers with stone worktops over, undermount sink with mixer tap, inset induction hob with extractor over, fitted oven, fitted microwave, integrated fridge/freezer, integrated dishwasher, breakfast bar area with space for seating. Open plan to:

### Utility Room

6' 5" x 5' 2" (1.96m x 1.57m) Half glazed door leading to garden, engineered Oak flooring with heating under, fitted units with inset sink, integrated washing machine, door to:

### Cloakroom

Engineered Oak flooring with heating under, enclosed cistern WC, vanity wash hand basin.

### First Floor

### Landing

With stairs to second floor, window to side, radiator and doors to:

# Property Details.

## Bedroom



21' 0" x 11' 10" (6.40m x 3.61m) Window to front, fitted wardrobes, radiator and door to:

## En-Suite



Obscure window to side, panel bath, shower cubicle, enclosed cistern WC, heated towel rail, tiled floor, half tiled walls.

## Bedroom



14' 0" x 11' 8" (4.27m x 3.56m) Window to rear and radiator.

## Shower Room

Walk in shower, enclosed cistern WC, vanity wash hand basin, heated towel rail, tiled floor, Obscure window to rear, half tiled walls.

## Second Floor

### Landing

With doors to:

### Bedroom

13' 3" x 11' 9" (4.04m x 3.58m) Window to front, Velux to side, radiator.

### Bedroom

12' 4" x 11' 9" (3.76m x 3.58m) Window to rear, Velux to side, radiator.

### Cloakroom

Close coupled WC, vanity wash hand basin, radiator.

## Outside

### Rear Garden

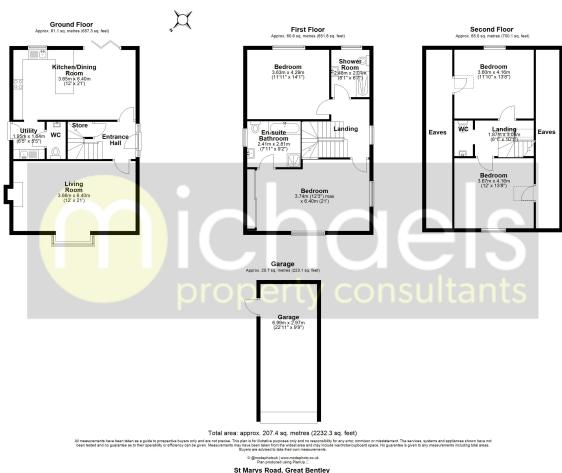
Mainly laid to lawn with patio, gated side access, hard standing, enclosed by fencing and backing on to farmland.

### Garage and Parking

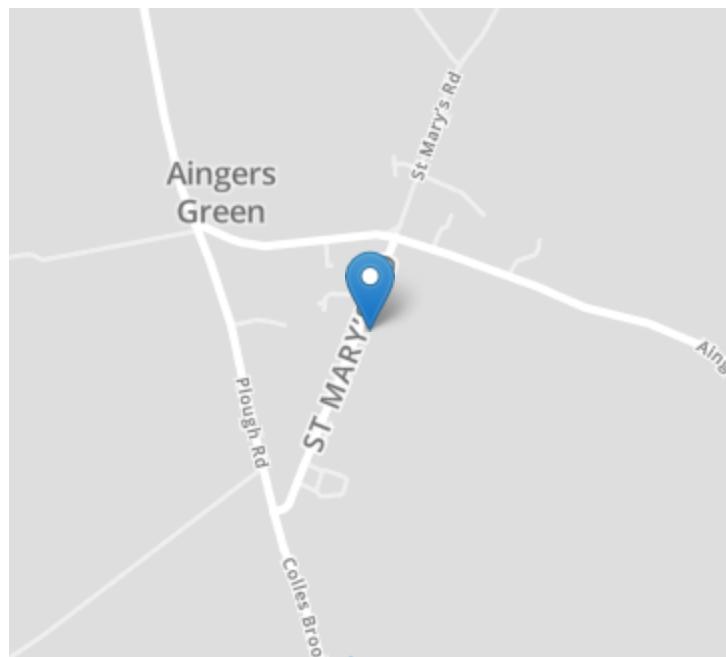
22' 1" x 10' 0" (6.73m x 3.05m) Electric door to front, power and light connected, personal door to garden. Ample block paved off road parking.

# Property Details.

## Floorplans



## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.